

**FRANKLIN LIBRARY BUILDING COMMITTEE  
MINUTES OF MEETING  
February 7, 2017**

A meeting of the Library Building Committee was held on Tuesday, February 7, 2017 at the temporary Franklin Public Library location at 25 Kenwood Circle, Franklin, Massachusetts.

**Committee Members Present:** Chair Judith Pfeffer, Monique Doyle, Christopher Feeley, Thomas Mercer, Felicia Oti, Nancy Rappa, James Roche.

**Also in attendance:** Michael D'Angelo, Director of Franklin Public Facilities; Mike Flaherty, Daedalus Projects Incorporated; Brian Valentine, LLB Architects; Mallory Dempty, LLB Architects; Scott Mason, Donnegan Systems; Judith Lizardi, Recording Secretary.

**Committee Members Absent:** Sandra Brandfonbrener, Matthew Kelly, Joseph Mullen.

**CALL TO ORDER:** Chair Pfeffer called the meeting to order at 5:05 PM.

**GENERAL BUSINESS:**

As a quorum was not yet present, meeting minutes were approved later in the meeting.

Chair Pfeffer stated there had been a one hour meeting with the Friends of Franklin Library (FOFL). Five FOFL members were present. They liked the chairs and tables. Mr. Phil Sweeney, Board Member of Friends of Franklin Library, had previously said the FOFL had \$65,000 to \$70,000 for the library. The chairs and tables project was \$71,000. The FOFL members at the meeting thought that was good. But the next morning, Maria, on behalf of FOFL, said \$71,000 was too much; it will wipe them out. Chair Pfeffer suggested to the LBC that if the FOFL can do \$65,000 then the LBC could probably find \$5,000 somewhere else. Chair Pfeffer stated that she and Maria discussed the down payment and the cost of the chairs. Chair Pfeffer reported that Mr. Mullen has sold the benches, but no bricks. She noted he has been sick.

Mr. Feeley said he is concerned because he wanted to purchase a bench and wants to know who got them.

Mr. Valentine said he would try to confirm how many bricks are needed. The School Street patio is already designed, so they should know how many bricks are needed.

► **OPM Update**

Mr. Flaherty discussed the Progress Report from Daedalus dated February 7, 2017, that was provided to all meeting attendees. His overview included, but was not limited to, the following.

- **Construction progress:** Exterior waterproofing is roughly 60% complete; new lower level roof membrane has been installed on addition; HVAC roof top units installed; temporary heat has been turned on; fire suppression sprinkler system installation ongoing; remaining retaining wall completed; rough data and telecommunications installation ongoing; rough electrical inspection completed in new addition.
- **Anticipated project progress:** On-going fire suppression sprinkler rough installation; complete water proofing exterior walls; continue MEP and fire proofing rough in existing building and new addition; complete interior framing; set bollards for transformer; continue Tel-Data rough; startup boilers.
- **Project schedule:** Notice to proceed: May 14, 2016. Original contract duration: 365 days. There has been one (1) approved extension of time for 37 calendar days, due to soil conditions, which brings the revised contract completion date to June 20, 2017. BW Construction submitted an

updated CPM schedule on January 13, 2017; the schedule continues to show a project completion date of July 21, 2017. Additional details provided in the Progress Report.

- **Project costs:**
  - BW Construction bid = \$6,372,213. Change Orders to date (7) = \$522,803. Current Contract Value = \$6,895,016.
  - There are eleven (11) proposed change orders under review totaling \$83,413.
  - There are ten (10) potential/un-submitted changes being tracked.
  - There are no (0) formal CO recommended for approval at this time.
- **Project issues/discussion:** Mr. Flaherty noted that at request of LBC, LLB submitted proposal for roof inspection which is currently being coordinated; additional costs anticipated for lift. As well, furniture estimates continue to escalate. Some expected to be donated by Friends of Franklin Library; value still to be determined.

Chair Pfeffer asked about Change Order #28 as indicated at the top of page 4 on the Progress Report.

Mr. Flaherty stated this number will change.

Chair Pfeffer stated that after the contractor's meeting there was discussion about the original wall paint that was a milk based paint. Now, the paint is too heavy on the walls and another coat of paint cannot be applied. As well, the chipping cannot be sanded. She stated that Jeff Buccacio said it would need to be done by hand to fix and repaint the chipped areas.

Mr. Flaherty said the scope has definitely changed.

Chair Pfeffer said they can paint Memorial Hall. She does not know what will happen with the Reading Room.

Mr. D'Angelo talked about the murals on the walls. He said he met with Pete and Sherwin Williams (Darren). Sherwin Williams representative expressed extreme concern to applying any of their paints around the murals. What is happening is that the white paint that was put on is chipping off in pieces and can see the original green paint color underneath. Jeff Buccacio said if he were doing it, he would paint it white. But, what if another piece chips off near it. Mr. D'Angelo said they do not want anyone in there painting over it. Sherwin Williams representative said if it is painted over, it will probably all peel off. The whole wall is covered with canvas which was painted. The murals were painted 113 years ago and had the green border. In the 1970s/'80s someone painted over it. Not sure what to do at this time. Mr. D'Angelo said Sarah, a preservationist who works in Acton, came in and discovered the green paint; she wrote a 10-page report regarding the original study of the murals.

Chair Pfeffer noted that recently there has been no constant heat in the library. When the heat goes back on at a constant state, there may be more chipping. She is thinking about money. Maybe the Friends of Franklin Library can work on this as an ongoing project. She does not know if the Committee can go back to the Town for a few million dollars to do this.

***Ms. Doyle entered the meeting at 5:19 PM.***

Mr. Feeley stated that the Friends of Franklin Library do not have that kind of money.

Chair Pfeffer said maybe something can be done for a few hundred thousand dollars. Jeff Buccacio seems like he can do these things.

Mr. D'Angelo said Jeff Buccacio is the most knowledgeable person in preservation that he knows at this time.

Chair Pfeffer stated Jeff Buccacio is waiting for the heat to go on in the library before he begins working in there; he cannot rush. She noted the chipping paint is in the Reading Room.

Mr. D'Angelo stated there is heat in the library, but it is not at 70 degrees at all times.

Chair Pfeffer discussed a special pad for the trash, and the fire department wants certain valves in the stairways.

► **Approval of Minutes for January 17, 2017 and January 31, 2017. MOTION to Approve** both the January 17, 2017 meeting minutes and the January 31, 2017 meeting minutes by **Feeley. SECOND** by **Rappa. No Discussion. VOTE: Yes-6, No-0, Absent-4.** (Mr. Mercer had not yet entered the meeting.)

Mr. D'Angelo stated that the peeling in the Reading Room is everywhere, but can really see it under the murals.

Mr. Flaherty talked more about the fire code issues. It is ongoing; there are choices to make. The valves are something that is code now.

Mr. D'Angelo said in Massachusetts the sprinkler designer lays out the building, but the sprinkler installer submits the full set of plans. The person installing is on the hook.

Chair Pfeffer asked whose responsibility it is to paint the sprinkler.

Mr. D'Angelo said it is the painter's responsibility to paint the sprinkler.

► **Project Update – Archive Room**

Mr. Mason said he made the changes asked for regarding end panels. It changed the cost to \$108,087.82. It includes all end panels and installation and freight to ship from MI. He talked to manufacturer regarding getting samples made. He must present them with P/O in good faith to get samples. Need to get sample for Committee to approve and then manufacturer can go into production. This also makes sure everything is right before receiving it. So, in a time crunch. The manufacturer just got busy; the samples will take 3-4 weeks. When he submits steel shelving order then gets shop drawings. They will go to end panel manufacture to verify dimensions. Do not want end panels back that do not fit. This is an expensive procedure. Everything submitted gets triple checked—dimensions and fit. The Committee will sign off on end panels and Donnegan will sign off also. He said all numbers in the revised proposal go with what was discussed last week.

Chair Pfeffer said at last meeting Meaghan of LLB was going to draw another Benjamin Franklin design for the Children's Room. The design was passed around for the Committee members to see.

Mr. Roche stated that the author of the almanac should be listed as Richard Saunders, not Benjamin Franklin.

Committee members discussed leaving the name as is, removing the name, or changing the name to Richard Saunders.

It was informally agreed that the name should be changed to Richard Saunders.

Mr. Mason stated the shelving amount was \$313,683.28.

Chair Pfeffer stated that was a lot of money. She said she knows no one wants to use laminate or plain wood.

Mr. Feeley stated he thought the Committee already had this conversation. He stated that \$313,683.28 is a big number, but compared to what. If the Committee were to go in a different direction, what are we going to save?

Ms. Doyle stated that they want things to last for a long time.

Mr. Roche stated the Committee has already discussed this. He stated that the Committee knew the price was going to be big and furniture budget was low.

Mr. Feeley stated the total is about \$689,000. Then the FOFL will provide about \$65,000. So, the number will be about \$650,000.

Ms. Doyle stated she thought this was agreed on at the last meeting.

Mr. D'Angelo stated he and Jeff Nutting had a conversation; the library is historic. So, all furnishings are of higher quality and decorative quality because this is the one special building. That is where we are today. At 6-something is where we thought we would end up. The 4-something was not reasonable. We have become a little more decorative. He would say that they are making the right decision because it is going to be stunning.

Chair Pfeffer said the pressure she gets is going to the Friday contractors meeting. Everything touched is having to be done a more expensive way and do not have quotes on some items. Everything is so much money.

Mr. Valentine stated some of the items are outside of the original scope.

Chair Pfeffer said as long as we have enough money to finish; she is always concerned with the cost.

Mr. Valentine said they are always looking at the costs.

Mr. Mason said he wanted the Franklin Library Furniture & Shelving Quote Summary approved.

***Mr. Mercer entered the meeting at 5:38 PM.***

**MOTION to Approve** the Franklin Library Furniture & Shelving Quote Summary by LLB Architects dated Feb. 7, 2017 for \$689,348.71 by **Feeley. SECOND** by **Doyle. Discussion:** Committee members discussed that this quote summary should not be voted on all together; it should be voted on in pieces, per vendor. **MOTION to Rescind** the motion for the Franklin Library Furniture & Shelving Quote Summary by LLB Architects dated Feb. 7, 2017 for \$689,348.71 by **Feeley. SECOND** by **Doyle. No Discussion. VOTE: Yes-7, No-0, Absent-3.**

**MOTION to Approve** the **WB Mason pricing quote for \$146,008.49** as listed on the Franklin Library Furniture & Shelving Quote Summary by LLB Architects dated Feb. 7, 2017 by **Feeley. SECOND** by **Rappa. No Discussion. VOTE: Yes-7, No-0, Absent-3.**

**MOTION to Approve the Interior Resources pricing quote for \$22,035.00** as listed on the Franklin Library Furniture & Shelving Quote Summary by LLB Architects dated Feb. 7, 2017 by **Feeley**. **SECOND** by **Mercer**. **No Discussion**. **VOTE: Yes-7, No-0, Absent-3**.

**MOTION to Approve the Donnegan Systems pricing quote for \$313,683.28** as listed on the Franklin Library Furniture & Shelving Quote Summary by LLB Architects dated Feb. 7, 2017 by **Feeley**. **SECOND** by **Rappa**. **No Discussion**. **VOTE: Yes-7, No-0, Absent-3**.

► **LLB Update**

Committee members discussed the Franklin Public Library End Panel Options by LLB Architects dated February 2, 2017. It was discussed that Benjamin Franklin should not be listed as the author of *Poor Richard's Almanack*. Author should be indicated as Richard Saunders.

Mr. Valentine stated the change would be made.

**MOTION to Approve the Franklin Public Library End Panel Options by LLB Architects dated February 2, 2017 as amended to indicate Richard Saunders as author of the *Poor Richard's Almanack* by Feeley**. **SECOND** by **Mercer**. **No Discussion**. **VOTE: Yes-7, No-0, Absent-3**.

Mr. Mason stated he was waiting for Meaghan from LLB to get color samples.

Mr. Valentine stated that the document had the colors Mr. Mason would need.

Mr. Mason stated he would need the mahogany and maple stains.

Mr. D'Angelo stated he would get Mr. Mason the final P/O.

Mr. Mason stated this is at the top of his list.

**ACTION:**

► **Approval of Bills**

**MOTION to Approve bill from B.W. Construction Co. Inc., Invoice #9, for period ending Jan. 31, 2017, for \$288,927.29 by Feeley**. **SECOND** by **Mercer**. **No discussion**. **VOTE: Yes-7, No-0, Absent-3**.

**OTHER:**

► **Next Meeting**

The next meeting of the Library Building Committee is scheduled for Tuesday, March 14, 2017, at 5:00 PM, at 25 Kenwood Circle, the temporary location of the Franklin Public Library. Weekly construction meetings are held Fridays at 9:00 AM at the construction trailer at the old library building.

**ADJOURNMENT: MOTION to Adjourn by Feeley**. **SECOND** by **Roche**. **VOTE: Yes-7, No-0, Absent-3**. Meeting adjourned at 5:50 PM.

Respectfully submitted,

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Judith Lizardi  
Recording Secretary